



# TOWN OF ROCKLAND

## Board of Assessors

Town Hall  
242 Union Street  
Rockland, Massachusetts 02370

### *Chairman:*

Dennis M. Robson

### *Vice Chairman:*

Lisa M. Flaherty

### *Member:*

Charles E. Wehner

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*Assistant Assessor/Appraiser*

Debra J. Krupczak, MAA

## Minutes of BOA Meeting February 13, 2012

Chairman Dennis M. Robson called the meeting to order at 6:00 pm.

In attendance were Chairman Dennis M. Robson, Member Charles E. Wehner, Assistant Assessor/Appraiser Ms. Debra J. Krupczak, and taking minutes Administrative Assistant Ms. Denice R. Alexander.

A motion was made by Chairman Robson to accept the January 25, 2012 meeting minutes. Member Charles Wehner 2<sup>nd</sup> the motion. All in favor.

A motion was made by Chairman Robson to accept the monthly bill from WB Mason totaling \$106.14; motion was 2<sup>nd</sup> by Member Charles Wehner. All in favor.

A motion was made by Chairman Robson to accept monthly bills from Verizon and Plymouth County Registry of Deeds for a total of \$233.47, the motion was 2<sup>nd</sup> by Member Charles Wehner. All in favor.

A motion was made by Chairman Robson to approve January end of the month report for Motor Vehicle Abatements for FY 2010 \$43.96, and FY 2011 \$765.41 for a total of \$809.37. The motion was 2<sup>nd</sup> by Member Charles Wehner. All in favor. Signed.

A motion was made by Chairman Robson to Deny the Motor Vehicle Abatement for Capital Lease Group Ltd; motion was 2<sup>nd</sup> by Member Charles Wehner. All in favor. Signed.

January end of month report for Personal Property Abatements totaling \$454.38 were signed.

January end of month report for Real Estate Abatements totaling \$23,616.30 were signed.

A motion was made by Chairman Robson to approve (4) Elderly Clause 41C totaling \$2,000. The motion was 2<sup>nd</sup> by Member Charles Wehner. All in favor.

A motion was made by Chairman Robson to approve (2) Surviving/Senior Clause 17D totaling \$350. The motion was 2<sup>nd</sup> by Member Charles Wehner. All in favor.

A motion was made by Chairman Robson to approve (1) VET Clause 22E for \$400. The motion was 2<sup>nd</sup> by Member Charles Wehner. All in favor.

A motion was made by Chairman Robson to approve (1) Clause 18 Hardship for \$125. The motion was 2<sup>nd</sup> by Member Charles Wehner. All in favor.

A motion was made by Chairman Robson to deny (1) Clause 18 Hardship. The motion was 2<sup>nd</sup> by Member Charles Wehner. All in favor.

**New Business:**

- On the recommendation of Assessor Krupczak, motions were made by Chairman Robson to deny the following fiscal year 2012 Real Estate Abatements.

#20 (850 HINGHAM ST)	#142 (317 UNION ST)
#90 (1099 HINGHAM ST)	#143 (295-306 UNION ST)
#91 (1015 HINGHAM ST)	#144 (1050 HINGHAM ST)
#109 (30 COMMERCE RD)	#145 (307-313 UNION ST)
#110 (22 HOWLAND WAY)	#146 (1 TECHNOLOGY PLACE)
#139 (REAR HINGHAM ST)	#147 (0 HINGHAM ST)
#140 (0 HINGHAM ST)	#148 (0 HINGHAM ST)
#141 (0 HINGHAM ST)	

The motions were 2<sup>nd</sup> by Member Charles Wehner. All in favor.

- On the recommendation of Assessor Krupczak, motions were made by Chairman Robson to accept the following fiscal year 2012 Real Estate Abatements.

#136 (414 HINGHAM ST)  
#137 (0 HINGHAM ST)

The motions were 2<sup>nd</sup> by Member Charles Wehner. All in favor.

**Appointment @ 6:15:**

- The Trust for Public Land Officials on behalf of Rockland Golf Course came before the BOA regarding the Fiscal Year 2012 property assessment and their subsequently filed abatement application. In attendance were Jeffrey Dugas, Appraiser, Lauren Butler, Attorney and Chris LaPointe, Management. Mr. Dugas conducted a presentation to the Board regarding an appraisal he completed for the Trust for Public Land. He will email Ms. Krupczak more detailed information for her to research and review.

**New Business continued:**

- A motion was made by Chairman Robson on the recommendation of Assessor Krupczak to support and sign the Property Abatement Request Letter to the State (8 of 58) for R & C Development, Inc. for fiscal year 2011 overvaluation of map 20 parcel 16 that should have been assessed as part of the common land for Rockland Glen Condominiums; motion was 2<sup>nd</sup> by Member Charles Wehner. All in favor. Signed.
- As per their request at the last meeting, Assessor Krupczak presented a draft letter for the Board's review addressed to the Town Accountant regarding the preliminary tax adjustment policy that the Board adopted at the January 25, 2012 meeting. Chairman Robson and Member Wehner approved the letter. Assessor Krupczak said she would email the letter to Vice Chairman Flaherty.
- Assessor Krupczak informed the Board that she had drafted Annual Town Meeting Articles for the Boards' review and approval. The first article was for \$20,000 for fiscal year 2013 interim year appraisal services. The second was for \$20,000 for year two of the cyclical review.

The Board agreed to table the discussion on Fiscal Year 2013 Interim year funds until the next BOA meeting.

The Board agreed to table the discussion on the Cyclical Inspection Year 2013 until the next BOA meeting.

- The third article was to increase the Clause 41C Exemption from \$500 to \$1000 for qualified seniors. Assessor Krupczak polled several neighboring communities and found many of them had already approved an increase. It was her recommendation, in light of the increasing tax rate due to debt exclusions projects already approved and those that would come before Town Meeting in the spring, that this was a way to help those qualified seniors living on a fixed budget.

After discussing the recommendation, a motion was made by Chairman Robson to approve an increase to the 41C Personal Exemption from \$500 to \$1000 for qualified seniors; motion was 2<sup>nd</sup> by Member Charles Wehner. All in favor.

- Assessor Krupczak briefly discussed the Overlay Account with the Board. The Board agreed to revisit the Overlay Account at a future meeting before Annual Town Meeting.
- The BOA will tentatively meet on March 13, 2012 @ 6pm. Assessor Krupczak will send reminders to the Board.
- Chairman Robson motioned to adjourn the meeting at 7:12 pm. The motion was 2<sup>nd</sup> by Member Charles Wehner. All in favor.

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Dennis M. Robson - Chairman